



**Town of Cornelius
Historic Preservation Committee
"Preserving Our Heritage for Future Generations"**

**Agenda
June 9, 2022
5:30 PM
Room 204**

- I. Call To Order**
- II. Determination of Quorum**
- III. Citizen Concerns/Comments**
- IV. Presentations**
 - A. Adaptive Reuse - Dr. Dan Morrill
- V. Approval of Minutes**
 - A. Approval of May 12 Minutes
- VI. Old Business**
- VII. New Business**
 - A. Smithville-The Story of "The Why"
 - B. Sub-Committee Updates
- VIII. Announcements**
- IX. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 9, 2022

To: HPC Members
From: Becky Partin
Senior Planner


Action Requested:

Review May 12, 2022 Minutes.

Manager's Recommendation:

Approve minutes

ATTACHMENTS:

Name:	Description:	Type:
 HPC_Minutes_05122022.pdf	May 12 Minutes	Backup Material



**Town of Cornelius Historic Preservation Committee
“Preserving Our Heritage for Future Generations”**

Minutes – May 12, 2022

Members Present: Jessica Boye
Donald Gest
Kathryn McClelland
Julie Miller
Mary Phalen
Joe Purdy (via phone)
Kyle Scharf
Brigette Tinsley
Paula Wolfe

Staff Present: Wayne Herron, Deputy Town Manager
Becky Partin, Planning Department Liaison

Call to Order/Determination of a Quorum

Chair Boye called the meeting to order at 5:37 p.m. and determined there was a quorum.

Citizen Concerns/Comments

None.

Presentations

Deputy Manager Herron gave a presentation (see attached presentation) and discussed the following items with HPC members:

1. HPC Authority & Responsibility
2. Background on the Alexander Farm rezoning and relocation of the tenant house
3. Update on the Smithville Revitalization Plan

Approval of Minutes

The Committee unanimously approved the April 14, 2022, minutes.

Old Business

Oral History Sub-Committee Update:

- Mary Phalen spoke with Pat Townsend (Bustle family) about doing an interview. Ms. Townsend is open to doing so, but without video. Ms. Townsend may be amenable to audio recording. Mary asked HPC members for guidance on questions.
- Julie Miller, Mary Phalen, Joe Purdy to draft some interview questions.
- Staff suggested HPC listen to MaeLynn Joyner, Communications Manager, [interview with Fran Park](#) – a 4 minute interview with background music available on the Town’s YouTube channel.
- Julie Miller completed the Martha Archer & Ron Potts interview. She will be adding them to Trello for others to view.

- Lt. Davis reached out to Jess Boye for Police Department history. Jess is coordinating a time with Lt. Davis and Jack Conard.
- Jess Boye attended the evening edition of Connecting Cornelius at Barley Market on April 21, 2022 which included stories from local historian Jack Conard, and the Mayor introducing the possibility of a history museum in Town.

New Business

- The April "Smithville-The Story of "The Why"" agenda item will be added to the May agenda.
- Dr. Dan Morrill will be invited to the June meeting to discuss adaptive re-use as it relates to the Alexander Farm tenant house.

Announcements

The next meeting will be June 9, 2022. Bridgette Tinsley has a previous commitment and will be unable to attend.

Adjournment

By unanimous vote, the meeting adjourned at 7:15 PM.


Historic Preservation Committee

May 11, 2022





Wayne Herron
Deputy Town Manager



HPC Authority & Responsibility

The Historic Preservation Committee shall have the duties and responsibilities as prescribed below, or as modified or expanded at the discretion of the Town Board:

- To continue to preserve the historic heritage of the community;
- To educate the community on the history of Cornelius and historic preservation;
- To form new partnerships with other agencies/companies to enhance historic preservation and raise awareness of the program in the community;
- To encourage the use of historic preservation as an economic tool.

- To encourage the acquisition by purchase, gift, loan or discovery: photographs, maps, charts, documents, certificates, artifacts and other historical literature, data or objects for study and/or preservation.
- To encourage exhaustive historic research to the end that an accurate and detailed permanent record shall be made of the various phases of the history of the Cornelius Township.
- To safeguard and preserve all historical documents, relics, artifacts and records pertaining to Cornelius as presently or formerly constituted.
- To encourage the preservation of historic buildings, objects and antiques throughout Cornelius.


- To encourage in every way feasible to promote interests and pride in the history of the Town of Cornelius.
- To work with and assist the Charlotte-Mecklenburg Historic Landmarks Commission in the performance of its duties in Cornelius pursuant to the Interlocal Agreement entered into July 7, 2014.


- ❖ All appointed boards/committees serve at the pleasure of the Town Board.
- ❖ Your Staff Liaison helps you achieve your goals while keeping you on the path directed by the Town Board and Town Management.

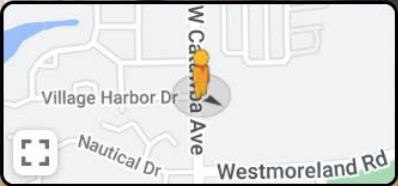


Alexander Farm Tenant House

18322 W Catawba Ave
Cornelius, North Carolina

 Google

 Street View - Jan 2022



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a Street View pegman icon.

ARCHITECTURAL EVALUATION OF THE J. WILSON ALEXANDER FARM TENANT HOUSE

Mecklenburg County, North Carolina

Terracon Project No. 73197165

August 2019



Background

- Thank you Historic Preservation Committee! The Town appreciates your due diligence in identifying the Alexander Farm structures as having potential historic significance.
- Since 2015 you have explored options and looked to document the history that exists on the site.
- In late 2020, due to a requirement from the Army Corps of Engineers, the State Historic Properties Office was able to step in and mandate some elements of preservation for WIN development to adhere to.



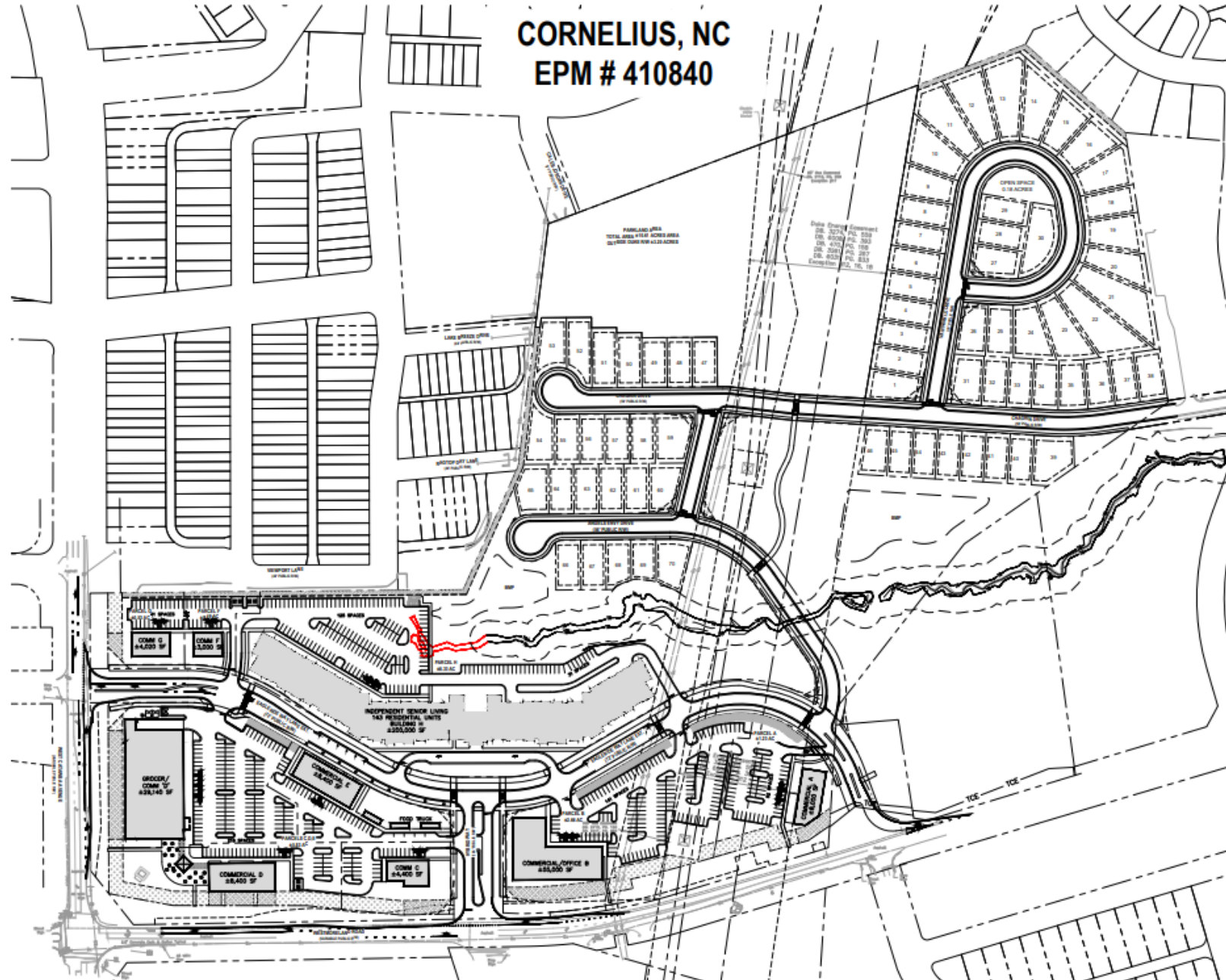
SITE SUMMARY

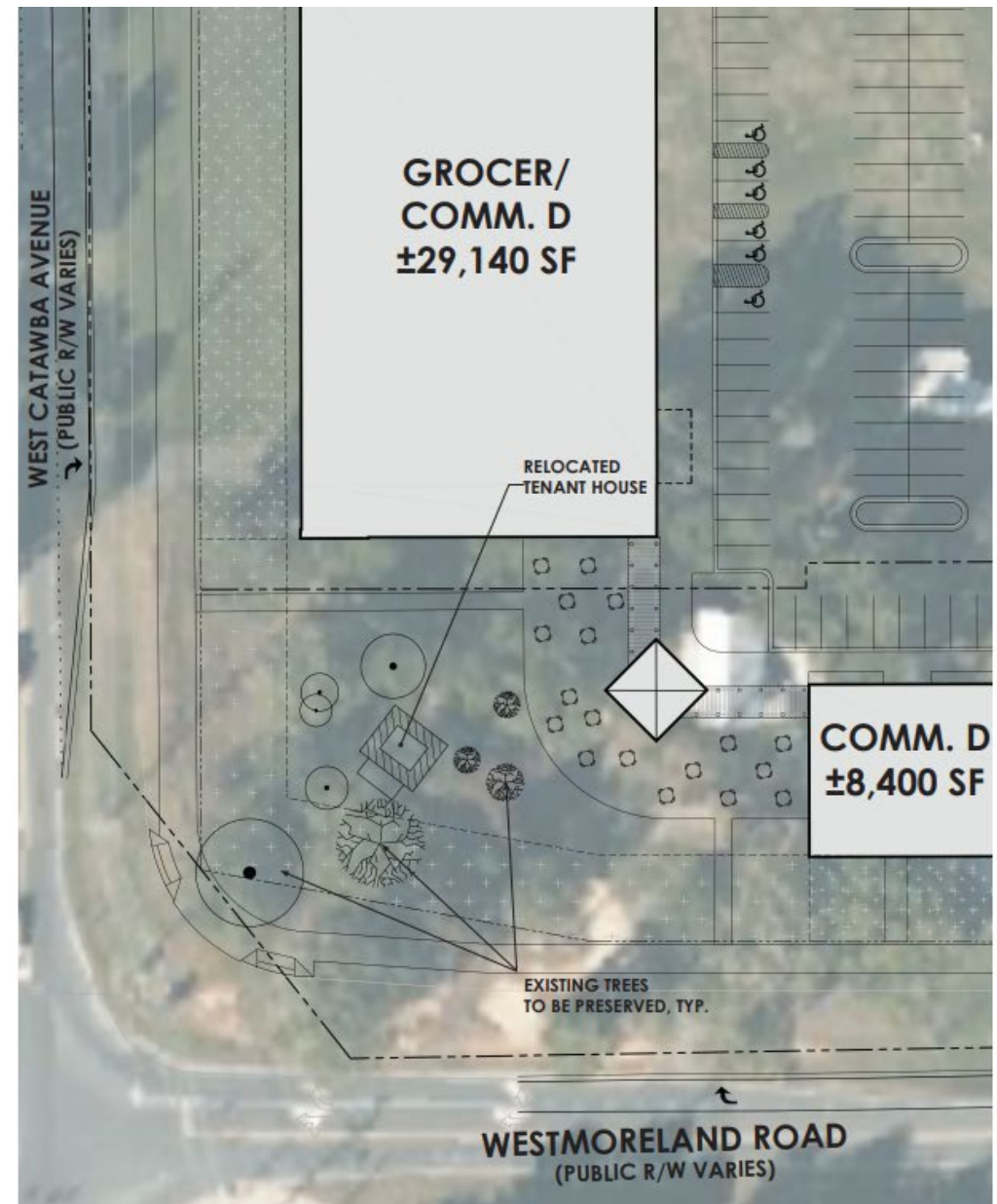
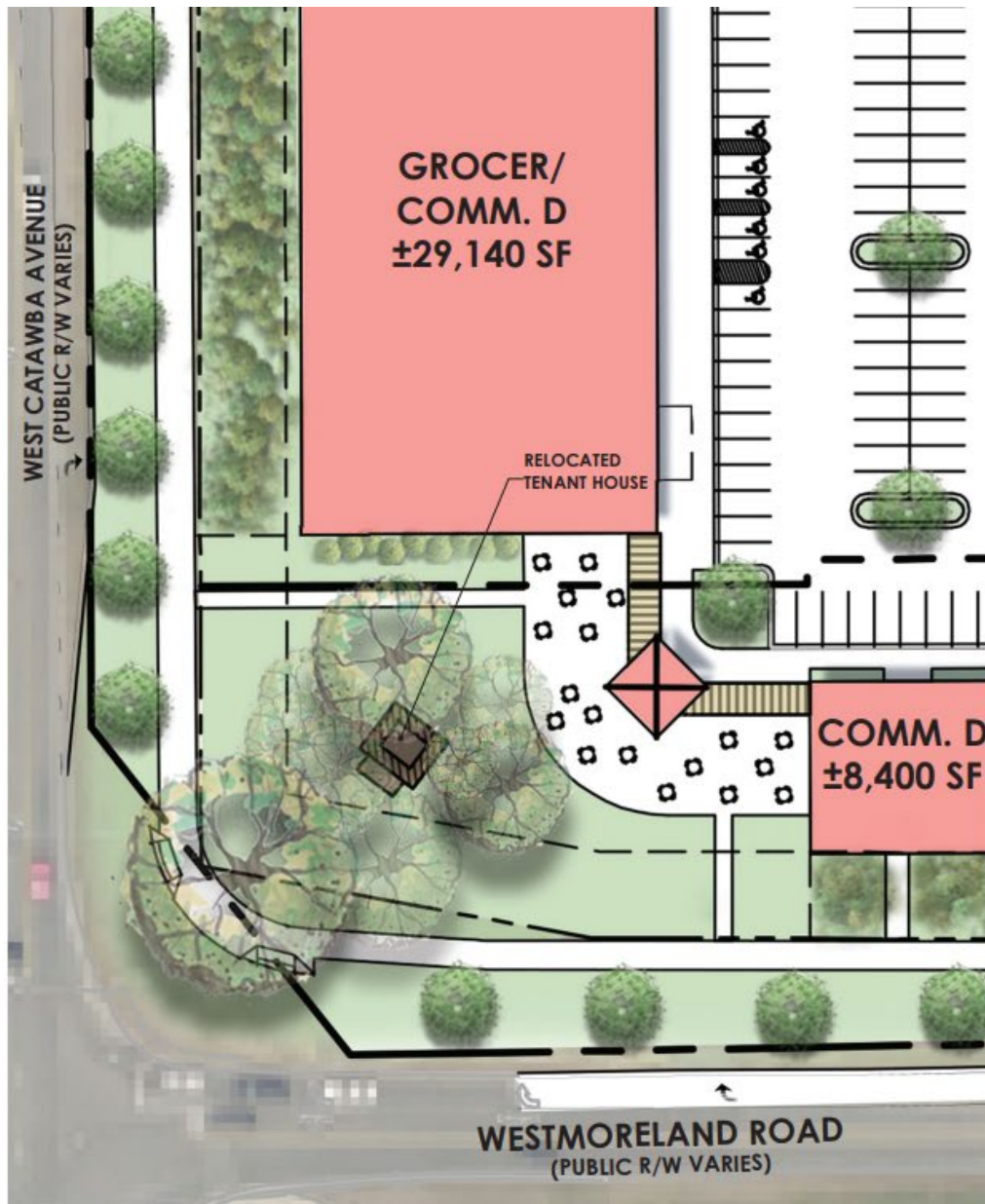
- COMMERCIAL:	±107,800 SF
- RETIREMENT:	±130 UNITS
- RESIDENTIAL:	±160 UNITS
- OPEN SPACE/PARKS:	±14.00 AC
- TOTAL SITE:	±53.00 AC

ALEXANDER FARMS

CORNELIUS, NC

EPM # 410840






- The State has coordinated an agreement with WIN Development and a private preservation group, Preserve Mecklenburg Incorporated (PMI) to preserve & relocate the tenant house (February 2022).
- The Town was approached about assisting with the possible relocation and preservation of the tenant farmhouse on the Alexander property.
- Due to the pending grading and development of the Alexander property, the Town did explore options and has committed to allowing the tenant house to be placed on a future Town park on the Alexander Farm for potential preservation. The Town made this decision with the approval of the State Historic Properties Office and in coordination Charlotte-Mecklenburg Landmark Properties.



Smithville Revitalization Plan



SMITHVILLE REVITALIZATION AND WORKFORCE HOUSING PLAN

January 2022



Town Considerations

The Town is considering providing financial support for public works/parks improvements and affordable housing activities that either the Town can manage or provide funding to the CDC to manage. Improvements and activities may include:

- Improving South Hill St. (widen, add sidewalk, add street lights)
- Connecting South Hill St. to Nannie Potts Ln.
- Connecting South Hill St. to the future US 21 roundabout
- Land Banking for future parks
- Greenway construction
- Sidewalk construction throughout neighborhood
- Replace water & sewer lines that are in bad repair
- Install new water & sewer lines that where new roads are constructed
- Donate Town-owned parcels to facilitate the plan
- Land purchase to lower the cost of home construction thereby making homes more affordable for the buyer

Where Do We Go From Here?


- Town Public Input and Drop-In Meeting scheduled for June 7th, 5 PM to 7 PM
 - Formal presentation at 5:30 PM
- Final Town Board presentation and public comment at June 20th Town Board Meeting. Town Board may choose to endorse the plan at the June 20th meeting or at any subsequent meeting.



Review of Minutes



Sub-Committee Updates



Smithville: The Story of “The Why”



Announcements



Adjournment

- The Town has been denied access to document history, up to this point.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 9, 2022

To: HPC Members
From: Becky Partin
Senior Planner

Action Requested:

At the April 19th Housing Study Committee meeting, a member recommended “the story of The Why” should be part of what is presented at the June 7 community meeting. Why is the Town considering the Smithville Revitalization Plan?

Given the HPC’s continued interest in obtaining oral histories, you may want to consider doing Smithville interviews sooner rather than later and have those interviews available at the June 7 Smithville Revitalization Plan Community Meeting.

Manager’s Recommendation:

Discuss.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
